071.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,323,800 / 1,323,800
					USE VALUE:	1,323,800 / 1,323,800
					ASSESSED:	1,323,800 / 1,323,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATZIN PETER J/ TRUSTEE
Owner 2:	PETER J KATZIN 2017 TRUST
Owner 3:	
Street 1:	83 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KATZIN PETER -
Owner 2:	-
Street 1:	83 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,850 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Wood Shingle Exterior and 2373 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13850.000	446,500		877,300	1,323,800
Total Card	0.318	446,500		877,300	1,323,800
Total Parcel	0.318	446,500		877,300	1,323,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 557.81 | /Parcel: 557.8

Legal Description

User Acct 45392

GIS Ref

GIS Ref

Insp Date 10/22/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 071.0-0002-0022.0

!6057!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	446,200	0	13,850.	877,300	1,323,500	1,323,500	Year End Roll	12/18/2019
2019	101	FV	358,100	0	13,850.	877,300	1,235,400	1,235,400	Year End Roll	1/3/2019
2018	101	FV	358,100	0	13,850.	751,900	1,110,000	1,110,000	Year End Roll	12/20/2017
2017	101	FV	358,100	0	13,850.	701,800	1,059,900	1,059,900	Year End Roll	1/3/2017
2016	101	FV	358,100	0	13,850.	601,600	959,700	959,700	Year End	1/4/2016
2015	101	FV	349,700	0	13,850.	538,900	888,600	888,600	Year End Roll	12/11/2014
2014	101	FV	349,700	0	13,850.	498,800	848,500	848,500	Year End Roll	12/16/2013
2013	101	FV	349,700	0	13,850.	475,600	825,300	825,300		12/13/2012

PRINT

Date	Time
12/10/20	20:52:18

LAST REV

Date	Time
02/27/20	09:36:19

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6057

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATZIN PETER,	1553-188	1	1/3/2020	Convenience	1	No	No		
REARDON WILLIAM	1211-132		9/24/1999		600,000	No	No		
	926-166		10/1/1979		125,000	No	No		Y

USER DEFINED

Prior Id # 1:	45392
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	Meas/Inspect	BS	Barbara S
4/11/2009	Meas/Inspect	345	PATRIOT
6/19/2000	MLS		
11/2/1999	Mailer Sent		
10/13/1999	Measured	267	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13850		Sq. Ft.	Site		0	70.	0.90	4			View	50					877,276						877,300	

Total AC/HA: 0.31795 | Total SF/SM: 13850 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 877,276 | Spl Credit | Total: 877,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16460490
Const Adj.:	1.01737344
Adj $ / SQ:	148.105
Other Features:	86100
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606702
Depreciation:	160169
Depreciated Total:	446533

COMMENTS

OF=SINK INBMT & SINK ON SFL. FRPL IN BMT=NO FLU.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

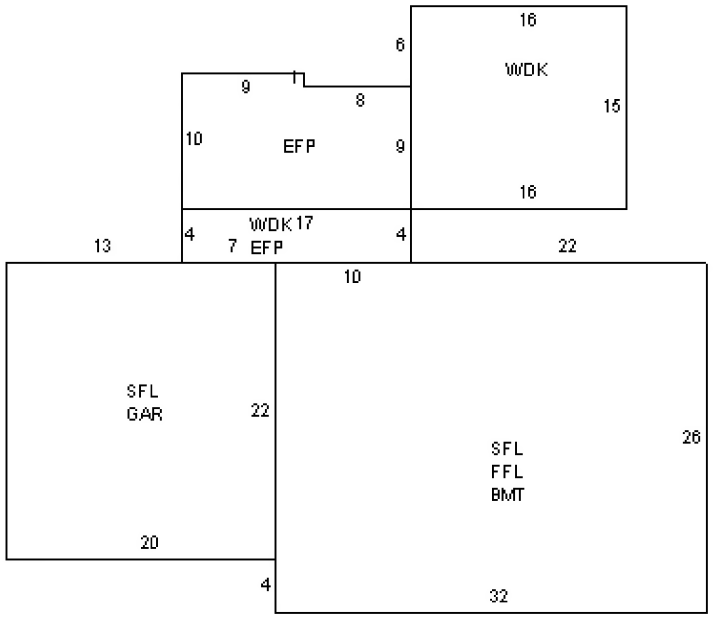
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.98
Special Features:	0	Val/Su Net:	115.97
Final Total:	446500	Val/Su SzAd	218.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,208	148.100	178,970
BMT	Basement	832	55.980	46,578
FFL	First Floor	832	148.100	123,223
GAR	Garage	440	21.040	9,258
WDK	Deck	308	9.410	2,897
EFP	Enclos Porch	230	39.740	9,140

Net Sketched Area:	3,850			Total:	370,066
Size Ad	2040.3999	Gross Are	3914	FinArea	2373

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	